

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, March 02, 2017 at 4:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*  
City Secretary for the City of Fort Worth, Texas



## **ZONING COMMISSION AGENDA**

**Wednesday, March 8, 2017**

**Work Session 11:30 AM**

**City Council Conference Room 290 (formerly Pre-Council Chamber)**

**Public Hearing 1:00 PM**

**Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**200 Texas St.**

**Fort Worth, Texas 76102**

### **COMMISSION MEMBERS:**

Carlos Flores, CD 2, Chair \_\_\_\_\_  
Melissa McDougall, Vice Chair CD 5 \_\_\_\_\_  
Will Northern, CD 1 \_\_\_\_\_  
John Cockrell, Sr., CD 3 \_\_\_\_\_  
Jesse Gober, CD 4 \_\_\_\_\_

Sandra Runnels, CD 6 \_\_\_\_\_  
John Aughinbaugh, CD 7 \_\_\_\_\_  
Wanda Conlin, CD 8 \_\_\_\_\_  
Leah Dunn, CD 9 \_\_\_\_\_

### **I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290**

- A. Briefing: Previous Zoning Actions by City Council
- B. Review: Today's Cases

Staff  
Staff

### **II. PUBLIC HEARING 1:00 PM Council Chamber**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, APRIL 4, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of February 8, 2017 Meeting Minutes \_\_\_\_\_

Chair

**To view the docket:** <http://fortworthtexas.gov/zoning/cases/>

### **C. CONTINUED CASES**

1. ZC-17-016 TARRANT ACQUISITIONS 9501 Trammel Davis Rd. 14.17 ac. CD 5

- a. Applicant/Agent: Dennis Hopkins
- b. Request: From: "O-1" Flood Plain To: "PD/SU" Planned Development/Specific Use for concrete recycling with crusher; site plan waiver requested

### **D. NEW CASES**

2. ZC-17-019 ROBIN AND DALE SOMMERFELD 8200 & 8300 Randol Mill Rd. 10.80 ac. CD 5

- a. Applicant/Agent: Robin and Dale Sommerfeld
- b. Request: From: PD 539 for A-5 uses plus golf driving range To: Amend PD 539 to remove golf range use and add RV park; site plan included

3. ZC-17-027      AIL INVESTMENTS LLC AX-16-010      East of FM 156, North of Intermodal Parkway  
and South of Highway 114      13.85 ac.      CD 7
- a. Applicant/Agent: City of Fort Worth Planning and Development
  - b. Request: From: Unzoned To: "K" Heavy Industrial
  - c. This case will be heard by the City Council on April 18, 2017.

4. ZC-17-033      LAITH INC. 6001 LTJG Barnett Rd., 937 Gillham Rd. 0.77 ac.      CD 7
- a. Applicant/Agent: Yvette Kent, Jewell Management LLC
  - b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus self-serve car wash with one residential unit; site plan required for car wash only; site plan included for car wash

5. ZC-17-034      BRICKSTONE DEVELOPMENT, LP, SLOUGH PARTNERS      11731, 11755, 11757,  
11785, 11815, 11831 Alta Vista Road      16.75 ac.      CD 7
- a. Applicant/Agent: Dennis Lang, Adams Engineering
  - b. Request: From: "A-10" One-Family, "E" Neighborhood Commercial, PD 1066 Planned Development for all uses in "A-10" One-Family for the accessory structure to have the same architectural design as the main building with the following: up to 50% lot coverage, reduce front yard setback to 20 ft., side yard setback at 5 ft., increase maximum square feet for accessory buildings up to 1,000 sf, and allow accessory buildings in the front yard, and no storage of boats or recreational vehicles; site plan approved To: Amend PD 1066 to add property and change configuration; site plan included

*THIS CASE NEEDS TO BE CONTINUED PENDING THE CITY PLAN COMMISSION HEARING*

6. ZC-17-035      CHI SONG LLC      3632 Longvue Ave. 0.72 ac.      CD 3
- a. Applicant/Agent: Abbey Sunmonu, Adeoye Otenaike
  - b. Request: From: "CF" Community Facilities To: "E" Neighborhood Commercial
7. ZC-17-036      ALEJANDRO OROZCO      2423 Refugio      0.17 ac.      CD 2
- a. Applicant/Agent: Alejandro Orozco
  - b. Request: From: "A-5" One-Family To: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus four residential units; site plan included

8. ZC-17-037      5001 CAMP BOWIE PARTNERS LLC      5001 Camp Bowie 0.14 ac.      CD 7
- a. Applicant/Agent: Mark Phillips/Rob Sell
  - b. Request: From: "F" General Commercial To: PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed Use to include site plan with no waiver requests; site plan included

9. ZC-17-038      AUTOBAHN REALTY PARTNERS LP      117 N. University      0.45 ac.      CD 9
- a. Applicant/Agent: Ray Oujesky, Kelly, Hart & Hallman LLP
  - b. Request: From: "E" Neighborhood Commercial

To: Amend PD 1030 to add additional property for "PD/E Planned Development for all uses in "E" Neighborhood Commercial plus display of autos for sale as part of the adjacent new and preowned auto sales business. Used auto sales only is not permitted. Permanent canopies for shading of autos for sale shall be permitted. Improvements shall be made to the pavement before inventory may be placed. Provide minimum 6 ft. wrought iron fence along southern property line. Lot lighting shall be directed downward and shielded on the property. One 16 ft. tall x 8 ft. wide monument sign similar to that of the existing dealership may be installed on one of the properties. Site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval

- c. This case will be heard by the City Council on March 21, 2017

10. SP-17-003      PROPSTONE LLC 5560 Mesa Springs Dr. 9.52 ac.      CD 6

- a. Applicant/Agent: Trace Strevey, Chad Wallace
- b. Request: From: PD 655 Planned Development/Specific Use for all uses in "F" General Commercial; exclude the following: Sexually Oriented Business; Tattoo Parlor; Pool Hall; Bar, Tavern, Cocktail Lounge unless associated with a restaurant. No detached pole sign. No wooden wall or fence to be constructed adjacent to residential property. Site Plan required; and PD 656 Planned Development/Specific Use, for all uses in "I" Light Industrial; exclude the following: Correctional Facility; Wastewater (Sewage) treatment Facility, Water Supply, Treatment or Storage; Bar, Tavern, Cocktail Lounge, Club, Private or Teen, Tattoo Parlor, Pool Hall, Sexually Oriented Business, Stables, Commercial, Riding, Boarding or Rodeo Arena, Theater, Drive-in, Mini Warehouse, Mobile Home or Manufactured Housing Sales, Vehicle Junkyard, Storage Yard,, Assaying, Blacksmithing or Wagon Shop, Bottling Works, Milk or Soft Drinks, Chicken Battery or Brooder, Coal, Coke or Coal Yard, Crematorium, Food Processing (No Slaughtering), Manufacture of Aluminum, Brass or other Metals or from Bone, Paper, Rubber, Leather, Railroad Roadhouse or Railroad Car Repair Shop. Site Plan Required.  
To: Amend site plan to increase the building footprint and relocate surface parking

11. ZC-17-039      MQ LAKEWOOD THREE LLC 5700N. Tarrant Pkwy. 6.07 ac .      CD 4

- a. Applicant/Agent: Justin Light, Pope Hardwicke
- b. Request: From: "E" Neighborhood Commercial      To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouse; site plan waiver requested

12. ZC-17-040      EAGLE MOUNTAIN-SAGINAW ISD 5400 Block Marine Creek Pkwy 83.50 ac.      CD 2

- a. Applicant/Agent: Mike Wilson, Teague Nall & Perkins
- b. Request: From: "AG" Agricultural      To: "CF" Community Facilities

13. ZC-17-041      FORT GROWTH PARTNERS LP 5333 White Settlement, 112, 116 Mc Gee 1.89 ac.      CD 7

- a. Applicant/Agent: Mary Nell Poole -Townsite Company
- b. Request: From: "A-5" One-Family and "I" Light Industrial      To: "MU-1" Low Intensity Mixed Use
- c. This case will be heard by the City Council on March 21, 2017

14. ZC-17-042      JACK KILLION 4448 Miller Ave. 0.37 ac.      CD 8

- a. Applicant/Agent: Parvez Malik

- b. Request: From: "E" Neighborhood Commercial To: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus tire sales and repair; site plan included

*THIS CASE NEEDS TO BE CONTINUED TO RENOTICE A REVISED SITE PLAN.*

15. ZC-17-043 FOURTH AND SYLVANIA LLC 2400 4th St., 306-320 (evens), 400, 401, 405, 406, 408 Raynor, 2501, 2507-2519, 2525-2529, 2506-2514, 2520-2528 Lawnwood, 2509-2525 (odds) Fisher 4.80 ac. CD 8

- a. Applicant/Agent: Ken Sumrall  
b. Request: From: "A-5" One-Family, "B" Two-Family, "F" General Commercial and "J" Medium Industrial To: "MU-1" Low Intensity Mixed Use and "UR" Urban Residential

16. ZC-17-046 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: UPDATE "UR" URBAN RESIDENTIAL DISTRICT STANDARDS CD ALL

- a. Applicant/Agent: City of Fort Worth Planning and Development  
b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (2015), by amending Section 4.713, "Urban Residential "UR" District of Article 7 "Residential Districts", of Chapter 4, "District Regulations" to:

- Revise in their entirety the development standards for the district

***To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>***

17. ZC-17-047 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: UPDATE MU MIXED USE DISTRICTS STANDARDS CD ALL

- a. Applicant/Agent: City of Fort Worth Planning and Development  
b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (2015), by amending Article 13 "Form Based Districts", of Chapter 4, "District Regulations" To:
- Amend Sections 4.1300 "Low Intensity Mixed-Use ("MU-1") District" and 4.1302 High Intensity Mixed-Use ("MU-2") District in their entirety, revising development standards;
  - Repeal Sections 4.1301 Low Intensity Greenfield Mixed-Use ("MU-1G") District And 4.1303 High Intensity Greenfield Mixed-Use ("MU-2G") District in their entirety and reserving the section number;
  - Amend Section 4.1200 "Form Based Districts Code Use Table" to revise certain uses for MU-1 and MU-2 and to delete the columns for MU-1G and MU-2G;
  - Amend Section 4.100 "Districts Established" to remove MU-1G and MU-2G;
  - Amend Chapter 5, Article I to add Section 5.147 "Bars and Taverns;"
  - Amend Chapter 9, "Definitions" to add definition for "cottage industry"; and
  - Amend Section 6.300, "Bufferyard and Supplemental Building Setback" of Chapter 6 "Development Standards" to reflect applicable standards for the revised MU-1 And MU-2 Districts

***To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>***

**ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**ASISTENCIA A REUNIONES PUBLICAS:**

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**Executive Session.**

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.